



February 15, 2006

Mr. Kirk Brynjulson  
Rhodes Homes Arizona  
2215 Hualapai Mountain Road, Suite H  
Kingman, AZ 86401

## CONFIRMATION AND AUTHORIZATION FOR WORK

Project #: 19106

Project Name: Rhodes Arizona Red Lake Area Plan  
Phase I Environmental Site Assessment (ESA) and Area Plan for Red Lake Property.

Per your request, Stanley Consultants proposes the following Professional Services for the 32,000 +/- acres of property owned by the client in the Red Lake area of Mohave County, Arizona:

1. A GIS exhibit will be prepared depicting Parcels 1 through 7 as described in attached exhibit "A".  
(See also attachment Exhibit 1)- \$11,100.
2. Prepare the Phase I Environmental Site Assessment (ESA) for the property. Service will be conducted in general conformance with the scope and limitations with the American Society of Testing and Materials (ASTM) E1527-00. - \$15,000.
3. Develop a constraints exhibit based on all due diligence/intelligence gathered and/or calculated. The exhibit will be an over-all area wide constraints map that illustrates all identified existing utilities and roadways.- \$ 12,000.
4. Based on the Master Plan Concept and the Land Use Plan developed by IMA , develop the proposed infrastructure section for the Red Lake Area Plan to be given to IMA for their overall report preparation for Mohave County Planning and Zoning in which the draft plan is to be submitted by March 1<sup>st</sup> of this year and the final by May, 2006. Services include developing preliminary infrastructure calculations and study based on land use plans developed by IMA - \$18,000.

Estimated completion date: 1<sup>st</sup> Draft Submittal 3/1/06  
Final Submittal - 5/30/06

Fee for Services

\$56,100

X 30% complete = 16,830<sup>-</sup> 27,

Fee Type (select one):

☒

Lump Sum

☐

Hourly Fee

☐

Cost Plus Fix Fee with ceiling

☐

Lump Sum  
plus reimbursables

☐

Hourly Fee  
with ceiling

☐

Time & Materials

ST-RH008375



**Stanley Consultants** INC.

February 15, 2006  
Engineering, Environmental and Construction Services - Worldwide  
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Both parties agree that this work is not included in any existing authorization for work. All other terms and conditions of the existing authorization will prevail. We will proceed with these services upon receipt of this form with an authorized signature confirming the services and associated fees.

Stanley Consultants, Inc.

Rhodes Homes

David J. Frohmen

By: \_\_\_\_\_

cc: Ken Yamada  
David Y. Woo



**Stanley Consultants INC.**

A Stanley Group Company  
Engineering, Environmental and Construction Services - Worldwide

February 24, 2006

Mr. Jim Rhodes  
Mr. Kirk Brynjulson  
Rhodes Homes Arizona  
2215 Hualapai Mountain Road, Suite H  
Kingman, AZ 86401

**CONFIRMATION AND AUTHORIZATION FOR WORK**

Project #: 19106

Project Name: Rhodes Arizona Nugent Ranch Area Plans  
Phase I Environmental Site Assessments (ESA) and Area Plan for Nugent Ranch.

Per your request, Stanley Consultants proposes the following Professional Services for the **Nugent Ranch** (2520 +/- acres) of property owned by the client just south of the Red Lake area of Mohave County, Arizona:

1. A GIS exhibit will be prepared depicting the **Nugent Ranch**. - \$3,000.
2. Prepare the Phase I Environmental Site Assessment (ESA) for the property. Service will be conducted in general conformance with the scope and limitations with the American Society of Testing and Materials (ASTM) E1527-00. - \$10,000.
3. Develop a constraints exhibit based on all due diligence/intelligence gathered and/or calculated. The exhibit will be an over-all area wide constraints map that illustrates all identified existing utilities and roadways.- \$ 6,000.
4. Based on the Master Plan Concept and the Land Use Plan developed by IMA , develop the proposed infrastructure section for the **Nugent Ranch** Area Plan to be given to IMA for their overall report preparation for Mohave County Planning and Zoning in which the draft plan is to be submitted by March 1<sup>st</sup> of this year and the final by May, 2006. Services include developing preliminary infrastructure calculations and study based on land use plans developed by IMA - \$18,000.

Estimated completion date: 1<sup>st</sup> Draft Submittal 3/1/06  
Final Submittal - 5/30/06

Fee for Services

~~\$37,000~~

30% complete = 11,100



February 24, 2006

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Fee Type (select one):

☒

Lump Sum

☐

Hourly Fee

☐

Cost Plus Fix Fee with ceiling

☐

Lump Sum  
plus reimbursables

☐

Hourly Fee  
with ceiling

☐

Time & Materials

Both parties agree that this work is not included in any existing authorization for work. All other terms and conditions of the existing authorization will prevail. We will proceed with these services upon receipt of this form with an authorized signature confirming the services and associated fees.

Stanley Consultants, Inc.

Rhodes Homes

David Y. Woo, P.E.

By: \_\_\_\_\_

cc: Dave Frohnen  
Ken Yamada

ST-RH008378



## Stanley Consultants INC.

A Stanley Group Company  
Engineering, Environmental and Construction Services - Worldwide

February 24, 2006

Mr. Jim Rhodes  
Mr. Kirk Brynjulson  
Rhodes Homes Arizona  
2215 Hualapai Mountain Road, Suite H  
Kingman, AZ 86401

### CONFIRMATION AND AUTHORIZATION FOR WORK

Project #: 19106

Project Name: Rhodes Arizona **Hafley Ranch** Area Plans  
Phase I Environmental Site Assessments (ESA) and Area Plan for Hafley Ranch.

Per your request, Stanley Consultants proposes the following Professional Services for the **Hafley Ranch** (2520 +/- acres) of property owned by the client just south of the Red Lake area of Mohave County, Arizona:

1. A GIS exhibit will be prepared depicting the **Hafley Ranch**. - \$3,000.
2. Prepare the Phase I Environmental Site Assessment (ESA) for the property. Service will be conducted in general conformance with the scope and limitations with the American Society of Testing and Materials (ASTM) E1527-00. - \$10,000.
3. Develop a constraints exhibit based on all due diligence/intelligence gathered and/or calculated. The exhibit will be an over-all area wide constraints map that illustrates all identified existing utilities and roadways. - \$ 6,000.
4. Based on the Master Plan Concept and the Land Use Plan developed by IMA , develop the proposed infrastructure section for the Hafley Ranch Area Plan to be given to IMA for their overall report preparation for Mohave County Planning and Zoning in which the draft plan is to be submitted by March 1<sup>st</sup> of this year and the final by May, 2006. Services include developing preliminary infrastructure calculations and study based on land use plans developed by IMA - \$18,000.

Estimated completion date: 1<sup>st</sup> Draft Submittal 3/1/06  
Final Submittal - 5/30/06



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Fee for Services

~~\$37,000~~

30% complete = 11,100

Fee Type (select one):

☒

Lump Sum

☐

Hourly Fee

☐

Cost Plus Fix Fee with ceiling

☐

Lump Sum  
plus reimbursables

☐

Hourly Fee  
with ceiling

☐

Time & Materials

Both parties agree that this work is not included in any existing authorization for work. All other terms and conditions of the existing authorization will prevail. We will proceed with these services upon receipt of this form with an authorized signature confirming the services and associated fees.

Stanley Consultants, Inc.

Rhodes Homes

*David Y. Woo*  
David Y. Woo, P.E.

By: \_\_\_\_\_

cc: David Frohnen  
Ken Yamada

ST-RH008380